

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

October 28, 2020 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, October 28, 2020 at 6:30 p.m.** at The Rivercrest Clubhouse located at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, October 28, 2020 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Daniel Fleary, Jr.	Chair
Suzanne DeCopain	Vice Chair
JoAnn Ward	Supervisor
Koko Miller	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Garth Rinard	LMP
Paul Gomez	LMP

There were a few audience members present in person and on the conference call.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

Garth Rinard and Paul Gomez from LMP discussed the landscape program with the Board. Mr. Rinard went over the current state and how they plan to remedy the issues. Supervisor Ward talked about her conversation with Mr. Gomez about replacing some of the plantings and felt like it was productive. Supervisor Miller went over some of the landscaping items that have contributed to a decline in service. Supervisor Ward also explained some of the issues. Mr. Howell asked the Board how they would like to proceed, and the Board decided to postpone for 90 days to allow LMP to remedy the situation.

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MOTION TO:	Revisit the landscape and maintenance contract in 90 days.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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52 Mr. Howell said they will have the landscape program on the agenda every month.

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55 **3. VENDOR/STAFF REPORTS**

56 **A. District Counsel**

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58 Mr. Howell went over that Mr. Steady has a phone call scheduled for the next day with Taylor
59 Morrison, and he will ask them for a hard date of when they anticipate they will be finished, a
60 schedule for completing the Board's punch list, and to go over the issues with the ponds and
61 aerators. Supervisor Ward asked about restocking the fish. Mr. Howell also went over that they are
62 waiting on the executed proposal on the Summerwood side.

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64 **B. District Engineer**

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66 Mr. Howell went over that the Engineer will be working with Taylor Morrison on the sign-off,
67 and he will ask for Taylor Morrison to reimburse the District for her fees or pay Ms. Stewart
68 directly for her time to make sure they are completing their punch list.

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71 **4. BUSINESS ITEMS**

72 **A. Discussion on Landscape Program**

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74 This item was already discussed earlier in the meeting.

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76 **B. Discussion on Amenity Center Project**

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78 Mr. Howell provided an update on the amenity center project. The water line final tie-in, parking
79 lot, and landscaping will be next. Then, the playground and pool furniture will go in soon after.
80 The exercise equipment company will be onsite on Friday; Mr. Howell will coordinate with
81 Supervisor Miller with the time.

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85 **5. CONSENT AGENDA**

- 86 **A. Consideration of Board of Supervisors Public Hearing and Regular Meeting**
87 **Minutes September 23, 2020**
88 **B. Consideration of Operations and Maintenance Expenditures September 2020**
89 **C. Review of Financial Statements Month Ending September 30, 2020**
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91 The Board reviewed the Consent Agenda items. Mr. Howell noted that the District is \$121K
92 under budget for fiscal year 2020.
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94	MOTION TO:	Approve the Consent Agenda items 5A-C.
95	MADE BY:	Supervisor DeCopain
96	SECONDED BY:	Supervisor Miller
97	DISCUSSION:	None further
98	RESULT:	Called to Vote: Motion PASSED
99		4/0 - Motion passed unanimously

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102 **6. MANAGEMENT REPORTS**

103 **A. District Manager**

104 **i. Manager's Report**

105 **ii. Community Inspection Reports**
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107 The Board reviewed the management reports. Mr. Howell went over that he spoke to one of the
108 owners of the aquatics company, and they want to do what they can to make the Board happy.
109 The Board asked about the Sheriff patrols. Mr. Howell said they could look at FHP again since
110 they are having difficult having off-duty Sheriffs pick up shifts right now.
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114 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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116 A resident if the speakers at the amenity center will be inside and outside. Mr. Howell said yes.
117 The resident wanted to know if they could do movie night events outside the amenity center. Mr.
118 Howell went over that they budgeted for a part-time person to staff the amenity center who will
119 do events as well. Supervisor Fleary asked about communication with residents once the amenity
120 center is built. Mr. Howell said the staff member will also be in charge of getting emails and
121 sending out email blasts about community events and other things going on in the District.

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123 Another resident commented about the ponds and the mowing around the ponds being impacted
124 by the erosion. The resident also mentioned his concern about FHP mostly writing tickets vs.
125 patrolling like the Sheriffs do.

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127 There was a resident comment about the landscaping going downhill and feeling like the
128 landscapers have not been doing a good job this year.
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131 **8. SUPERVISOR REQUESTS**

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133 Supervisor DeCopain asked about the new Board members being seated at the next meeting. She
134 asked to incorporate Sunshine Laws training. Mr. Howell said Counsel sends out a packet and
135 goes over the Sunshine Laws with new Board members.

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137 Supervisor Miller asked about monuments, TVs, and the equipment at the new amenity center.
138 He also mentioned that there are some larger alligators in some of the ponds. Mr. Howell
139 explained that FWC can be called if the alligators are large and being aggressive. Supervisor
140 Miller also mentioned that drag racing is going on and that an RV is parking on the road. Mr.
141 Howell said they could call the Sheriffs.

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143 The Board and Mr. Howell thanked and recognized Supervisor Fleary for his service on the CDD
144 Board. Supervisor Fleary said he enjoyed his time on the Board and thanked everyone who
145 worked hard to help improve the community.

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148 **9. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor DeCopain
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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158 **Please note the entire meeting is available on disc*

159 **These minutes were done in summary format.*

160 **Each person who decides to appeal any decision made by the Board with respect to any matter*
161 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
162 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
163 *based.*

164
165 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
166 **noticed meeting held on November 18 2020**

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169 **Signature**

170 Jo Ann Ward
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172 **Printed Name**

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174 **Title:**
175 **Chairman**
176 **Vice Chairman**

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169 **Signature**

170 Brian Howe
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172 **Printed Name**

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174 **Title:**
175 **Secretary**
176 **Assistant Secretary**

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178 *Recorded by Records Administrator*

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183 **Signature**

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185 11/30/2020
186 **Date**

